

2016032842 00147FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$255.00**

PRESENTED & RECORDED

08/19/2016 01:14:10 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3303**PG: 1714 - 1715**Tax Parcel Identifier No. 6866-99-3599.00

Revenue Stamps: \$255.00

Pickup - CECIL

This instrument was prepared by **Cecil & Cecil, P.A. (WITHOUT SURVEY)**

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made **August 9, 2016**, by and between

GRANTOR

GRANTEE

**CFTF Properties, LLC, a
North Carolina limited liability company****Gregory E. Welter and wife,
Melissa L. Maley****Mailing Address:
114 Finborough Court
Kernersville, NC 27284****Mailing Address:
301 Edgedale Drive
High Point, NC 27262**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Forsyth** County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the northwest margin of Railroad Avenue (aka McCracken Road), the southeast corner of Kerwin Missionary Baptist Church (now or formerly) property and the southwest corner of Lot 15, Kerwin (Map Book 4, Page 137, Forsyth County Registry); thence along the Church's line, North 14° West 152.30 feet to an iron stake, northeast corner of Church property in Era Robertson's line; thence North 64° East 70.00 feet to an iron stake in Robertson's line, Thomas F. Loflin (now or formerly) corner; thence with Loflin's line, South 32° 45' East 152.00 feet to an iron stake in the northwest margin of Railroad Avenue (aka McCracken Road), Loflin's corner; thence with the northwest margin of Railroad Avenue (aka McCracken Road), South 64° West 120.00 feet to an iron stake marking the point and place of Beginning and containing 0.32 acres, more or less. This property is part of Lots 15 and 16, Kerwin (Plat Book 4, Page 137, Forsyth County Registry.)

This is the same property as described in Book 3205, Page 247, Forsyth County Registry and is designated as Tax PIN 6866-99-3599-00 (Block 5348, Lots 015B and 016C) on the Forsyth County tax maps.

The above-described property which is being conveyed herein does not include the primary residence of Grantor.

submitted electronically by "Cecil & Cecil, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back reference, see Deed recorded in Deed Book **3228**, Page **1977**, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

CFTF PROPERTIES, LLC

By: *Christopher Fabrizio* (SEAL)
Christopher Fabrizio, Member/Manager

By: *Tena Fabrizio* (SEAL)
Tena Fabrizio, Member/Manager

STATE OF NORTH CAROLINA, County of Forsyth:

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Christopher Fabrizio, Member/Manager of CFTF PROPERTIES, LLC & Tena Fabrizio, Member/Manager of CFTF PROPERTIES, LLC

Date: 8/19/16

Kathryn A. Pettit
Notary Public
My commission expires: 10/28/19

